

1.Component NAVY	FY 2005 MILITARY CONSTRUCTION PROGRAM			2.Date 13 JAN 2004
3. Installation and Location/UIC: N62863 NAVAL STATION ROTA, SPAIN		4. Project Title CONSOLIDATE COMMAND OPS & SUPPORT FAC		
5.Program Element 0901376N	6.Category Code 61010	7. Project Number P645	8. Project Cost (\$000) 32,700	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
CONSOLIDATE COMMAND OPS & SUPPORT FAC (76,176 SF)	m2	7,077		20710
COMMAND HQ OPERATIONS & SUPPORT BUILDING (45,445 SF)	m2	4,222	2,075.86	(8760)
CONSOLIDATED EDUCATIONAL FACILITY (19,946 SF)	m2	1,853	2,315.54	(4290)
RENOVATE BASE LIBRARY (7,911 SF)	m2	735	1,766.35	(1300)
ADDITION TO TELEPHONE EXCHANGE CENTER (1,076 SF)	m2	100	8,300.14	(830)
RENOVATE TELEPHONE EXCHANGE CENTER (1,798 SF)	m2	167	6,695.26	(1120)
TEMPORARY FACILITIES (FOR BLDG. 1)	LS			(550)
BUILT-IN EQUIPMENT	LS			(750)
TECHNICAL OPERATING MANUALS	LS			(330)
INFORMATION SYSTEMS	LS			(250)
ANTI-TERRORISM/FORCE PROTECTION	LS			(2530)
SUPPORTING FACILITIES				8530
SPECIAL CONSTRUCTION FEATURES	LS			(1520)
ELECTRICAL UTILITIES	LS			(1450)
MECHANICAL UTILITIES	LS			(1200)
PAVING AND SITE IMPROVEMENTS	LS			(2900)
DEMOLITION	LS			(1410)
ENVIRONMENTAL MITIGATION	LS			(50)
SUBTOTAL				29240
CONTINGENCY (5%)				1460
TOTAL CONTRACT COST				30700
SIOH (6.5%)				2000
SUBTOTAL				32700
TOTAL REQUEST ROUNDED				32700
TOTAL REQUEST				32700
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(410)
10. Description of Proposed Construction				
<p>Command Operations and Support Building: Construct a two-story, concrete-frame building, with concrete foundations, exterior concrete walls, and Arabic tile roofing. The facility will provide general administration spaces for the following command departments: Commanding Officer, Executive Staff, Public Affairs Office, Protocol, Career Counselor, Quarterdeck, Security Manager, Comptroller, Command Evaluation and Review Office (CERO), Base Safety, Manpower, Morale Welfare and Recreation, Staff Judge</p>				

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<p>Advocate, Master at Arms, and Human Resources Office; the Personnel Support Detachment; the Legal Services Office; the Emergency Operations Center; the Credit Union. Consolidated common areas such as break rooms, conference rooms, restrooms are also provided. Building features will include unclassified and classified communication systems, a card access system, and intrusion detection systems. The Command Operations and Support building is classified as a critical facility and must withstand structural damage from seismic events. No existing facilities are available to relocate personnel of Building 1 after demolition. Temporary facilities will be required until construction is completed.</p> <p>Consolidated Educational Facility: Construct a two-story, concrete-frame building, with concrete foundations, exterior concrete walls, and Arabic tile roofing as an addition to the existing library. This facility will provide consolidated classroom and administrative spaces for the following base functions: Family Service Center training, Navy Marine Corps Relief Society/American Red Cross, and Navy Campus. Renovation of the existing library is included.</p> <p>Telephone Exchange Facility: Renovate existing telephone exchange in Building 1, and construct an addition for equipment and support functions. Addition will be one-story, concrete-frame building, with concrete foundations, masonry walls, and Arabic tile roofing. This facility will provide office space, operational space and equipment space to house existing Spanish and U.S. switches.</p> <p>Anti-Terrorism/Force Protection measures will be included that comply with European Command and Department of Defense construction standards. The Consolidated Operation and Support Building includes Commander Naval Activities Spain and Commanding Officer's office as well as the emergency operations center.</p> <p>Buildings will also comply with Spanish and U.S. seismic, fire, and life safety criteria. The design will also incorporate applicable asbestos removal criteria. The project includes private and government vehicle parking, site improvements, information systems, energy management systems; utilities and mechanical heating, ventilating and air conditioning (HVAC), and landscaping consistent with the Naval Station Rota master-plan. Technical operating manuals are included. Sustainable design principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13123 and other laws and Executive Orders. Built-in equipment includes elevators and fire pumps. Special construction features include piling and sustainable design features.</p>				

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<p>Demolition: This project demolishes 21 buildings (18,923 m2) total. Ten buildings (6,755 m2) are demolished for the Command Ops and Support Facilities to be consolidated in P645: masonry buildings 1 (3,213 m2 of total 3,380m2), 54 (281 m2), 197 (70 m2), 268 (227 m2), 521 (592 m2), 522 (219 m2), 1743 (793 m2), and metal buildings 1844 (223 m2); 1960 (766 m2), and 3044 (371 m2).</p> <p>The remaining 11 buildings (12,168 m2) are additional buildings required for demolition by the Rota Vision 21 Plan: masonry buildings 40 (6,366 m2), 263 (2,285 m2), 36 (1,486 m2) and metal buildings 175 (601 m2), 1531 (140 m2), 1532 (319 m2), 1533 (297 m2), 1626 (251 m2), 1633 (15 m2), 1831 (371 m2).</p> <p>The project also demolishes approximately 6,300 m2 of existing roadways and 9,500 m2 of existing parking lots.</p>				
<p>11. Requirement: <u>7077m2</u> Adequate: <u>0m2</u> Substandard: <u>0m2</u></p> <p>PROJECT: This project consolidates base administrative and support functions, currently performed in numerous buildings, into one primary facility; constructs a Navy Campus facility collocated with the current religious ministry and base library; and consolidates the telephone exchange facility from two separate facilities into one location. (Current Mission)</p> <p>REQUIREMENT: Naval Station (NAVSTA) Rota has been designated by U.S. European Command as an Enduring Base and its long-term joint strategic throughput mission is essential to the U.S. mission in theater. As such, it is a likely site for future consolidations of joint and Navy missions. Efficient administrative spaces that comply with European Command force protection construction standards are required for command and support operations at NAVSTA Rota. These operations employ 304 personnel and include the following mission essential functions: Commander Naval Activities Spain headquarters, emergency operations center, public affairs office, protocol, information security management, comptroller, naval legal services and base safety.</p> <p>The Naval Station Rota Recapitalization plan identifies 10 projects to replace old, inefficient and oversized facilities. The first project was FY2003 P-671, Security Complex and Fire Station. This project is the second project and will be constructed concurrently with P-503 Naval Exchange.</p> <p>Functions preformed in obsolete administrative facilities must be consolidated into one</p>				

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<p>primary Command Operations Building to improve operational command efficiency, provide workspaces that comply with force protection, seismic and structural standards and allow flexibility for future mission additions. It is also necessary to demolish existing obsolete buildings and paved areas that are excess to requirements, do not meet life safety criteria and impede construction of the projects included in future phases of the Rota Vision 21 Recapitalization Plan. In addition to the Command Operations Building, a Navy Campus Training Facility is required to provide adequate educational space for the military personnel and their dependents assigned to, and those joint military personnel transiting, Naval Station Rota. Provision of modern sustainable-designed facilities will allow Rota to operate at the maximum level of base operations efficiency.</p> <p>CURRENT SITUATION: The majority of administrative personnel at Naval Station Rota work in facilities that do not comply with minimal force protection measures. Sixty-seven percent of the administrative space to be replaced in this project is 40-45 years old. These masonry facilities do not incorporate structural elements to withstand progressive collapse, blast loads, or seismic loads. Renovation is not cost effective and offers minimal economic payback. Many of these buildings are not currently used for their designed purpose (e.g. an original hospital is being used as administrative space, an original fire station is being used as a credit union). The existing facilities are dispersed throughout the central portion of the base and are sited with parking lots which can no longer be used due to lack of force protection setback distances. This results in inefficient use of the land provided to the U.S. Navy by the Spanish host nation and conflicts with the Rota Vision 21 Development Plan. Future development of the base cannot proceed without consolidation of administrative functions and demolition of the inadequate facilities and parking lots.</p> <p>IMPACT IF NOT PROVIDED: Without this project, NAVSTA Rota personnel will continue to work in inefficiently configured, redundant, obsolete, dispersed and oversized facilities that do not comply with force protection criteria. Planned retail, morale, welfare and recreation and base support projects cannot be properly sited to develop an efficient pedestrian oriented base environment proposed by the Vision 21 Development Plan.</p>								
<p>12. Supplemental Data:</p> <p>A. Estimated Design Data:</p> <p>1. Status:</p> <table border="0"> <tr> <td>(A) Date Design Start</td> <td>082002</td> </tr> <tr> <td>(B) Date Design 35% Complete</td> <td>012004</td> </tr> </table>					(A) Date Design Start	082002	(B) Date Design 35% Complete	012004
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(C) Date Design Completed 092004
(D) Percent Completed as of SEPTEMBER 2003 2%
(E) Percent Completed as of JANUARY 2004 35%
(F) Type of Design Contract Design Bid Build
(G) Parametric Estimate used to develop cost Yes
(H) Energy study/Life cycle analysis performed Yes

2. Basis:
(A) Standard or Definitive Design: No
(B) Where Design Was Most Recently Used: N/A

3. Total Cost (C) = (A) + (B) = (D) + (E) : \$2,616
(A) Production of Plans and Specifications \$1,962
(B) All other Design Costs \$654
(C) Total \$2,616
(D) Contract \$1,635
(E) In-House \$981

4. Contract Award 112004
5. Construction Start 122004
6. Construction Complete 122006

B. Equipment associated with this project which will be provided from other appropriations:

<u>Equipment</u> <u>Nomenclature</u>	<u>Procuring</u> <u>Appropriation</u>	<u>Fiscal Year</u> <u>Appropriated</u> <u>Or Requested</u>	<u>Cost</u> <u>(\$000)</u>
Fire protection system	OPN	2005	205
Energy Mgt and Control System	OPN	2005	125
Intrusion detection	OPN	2005	80

JOINT USE CERTIFICATION:

The Regional Commander certifies that this project has been considered for joint use potential. Unilateral Construction is recommended. This Facility can be used by other components on an as available basis; however, the scope of the project is based on Navy requirements.

Activity POC: CDR SCOTT HIGGINS
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